

Economic Indicators

Loudoun County, Virginia

December 2004

	Reporting Period	Current Period	Current Year-to-Date	Last Year-to-Date	Percent Change*
New Residential Construction					
New Residential Units Permitted	November 2004	365	6,083	5,827	4.4%
Single Family Detached Units Permitted	November 2004	192	3,210	3,055	5.1%
Single Family Attached Units Permitted	November 2004	146	1,849	2,143	-13.7%
Multifamily Units Permitted	November 2004	27	1,024	629	62.8%

Source: Loudoun County Department of Building and Development

New Nonresidential Construction					
Office SF Permitted	November 2004	175,142	3,474,557	2,631,505	32.0%
Flex/Industrial SF Permitted	November 2004	0	208,920	209,849	-0.4%
Retail SF Permitted	November 2004	40,439	1,041,450	440,420	136.5%
Other SF Permitted	November 2004	56,630	807,402	728,463	10.8%
Taxable SF Permitted	November 2004	78,073	1,416,785	1,252,773	13.1%
Nontaxable SF Permitted	November 2004	162,642	2,625,370	1,753,778	49.7%
Total Value Nonresidential Construction	November 2004	12,500	849,187	877,727	-3.3%
Value of New Buildings	November 2004	\$19,374,064	\$399,429,491	\$282,717,326	41.3%
Value of Alterations/Additions	November 2004	\$14,380,000	\$345,910,254	\$249,820,529	38.5%
Route 28 Taxing District SF Permitted	November 2004	\$4,994,064	\$53,519,237	\$32,896,797	62.7%
Value of Route 28 Permitted Construction	November 2004	26,000	938,808	675,848	38.9%
	November 2004	\$2,657,428	\$60,858,247	\$35,954,178	69.3%

Source: Loudoun County Department of Building and Development

Housing Sales					
Single Family Detached	August 2004	1,235	8,701	7,310	19.0%
Single Family Attached	August 2004	581	4,302	3,647	18.0%
Condominium	August 2004	482	3,263	2,878	13.4%
	August 2004	172	1,136	785	44.7%

Source: Loudoun County Department of Financial Services

Washington Dulles International Airport					
Total Passengers	September 2004	2,095,656	15,995,488	12,650,423	26.4%
International Passengers	September 2004	371,417	3,307,589	2,816,907	17.4%
Total Freight (metric tonnes)	September 2004	26,149	226,139	213,185	6.1%

Source: Metropolitan Washington Airports Authority

Taxable Sales (000s)	3rd Quarter 2004	\$811,780	\$2,541,008	\$2,242,372	13.3%
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Source: Virginia Department of Taxation

* Percent change calculated using current year-to-date and last year-to-date.

Economic Indicators

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	Reporting Period	Current Period	Last Period	Same Period Previous Year	Percent Change*
Average Housing Prices	August 2004	\$446,726	\$454,517	\$380,824	17.3%
Single Family Detached	August 2004	\$572,312	\$562,054	\$478,861	19.5%
Single Family Attached	August 2004	\$365,906	\$358,348	\$293,881	24.5%
Condominium	August 2004	\$248,990	\$247,878	\$201,740	23.4%

Source: Loudoun County Financial Services

At Place Employment

Employees	1st Quarter 2004	108,125	106,616	100,547	7.5%
New Jobs (over previous quarter)	1st Quarter 2004	1,509			
Establishments	1st Quarter 2004	6,037	5,808	5,609	7.6%
New Businesses (over previous quarter)	1st Quarter 2004	229			
Gross Wages (millions)	1st Quarter 2004	\$1,376	\$1,338	\$1,140	20.7%

Source: Virginia Employment Commission

Consumer Price Index

Washington-Baltimore DC/MD/VA (1996=100)	October 2004	120.8	120.8	117.2	3.1%
US-All Urban Consumers (1982-84=100)	October 2004	190.9	189.9	185.0	3.2%

Source: US Bureau of Labor Statistics

Civilian Labor Force

Loudoun County	October 2004	122,815	122,309	119,394	2.9%
Northern Virginia	October 2004	1,336,581	1,330,281	1,293,527	3.3%

Source: Virginia Employment Commission

Unemployment Rate

Loudoun County	October 2004	1.7	1.9	2.7	-37.0%
Northern Virginia	October 2004	1.9	2.0	2.4	-20.8%
Virginia	October 2004	3.2	3.3	3.8	-15.8%
United States	October 2004	5.1	5.1	5.6	-8.9%

Source: Virginia Employment Commission

Washington Economic Index

Leading Index (1987=100)	August 2004	111.9	111.8	110.5	1.3%
Current Index (1987=100)	August 2004	114.7	114.3	103.6	10.7%

Source: Center for Regional Analysis

Non-Residential Vacancy

Total	3rd Quarter 2004	15.5%	17.4%	19.0%	-18.4%
Office	3rd Quarter 2004	13.4%	15.6%	17.1%	-21.6%
Flex	3rd Quarter 2004	25.4%	29.7%	27.7%	-8.3%
Industrial	3rd Quarter 2004	8.5%	7.7%	12.2%	-30.3%

Source: Realty Information Group

* Percent change calculated using current period and same period previous year.